



City of Fort Atkinson  
City Engineer's Office  
101 N. Main Street  
Fort Atkinson, WI 53538

## MEMORANDUM

**DATE:** October 4, 2022

**TO:** Fort Atkinson City Council

**FROM:** Andy Selle P.E., City Engineer/Director of Public Works

**RE:** Review and possible action on awarding a Demolition and Remediation Bid for the Loeb-Lorman site located at 115 Lorman Street

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### BACKGROUND

Using a grant through a Capital Development Block Grant -CLOSE program, the City purchased the 3 parcels composing the Lorman properties in early 2021. A site investigation into both the buildings and possible soil contaminants commenced in spring of 2021. That investigation is nearing the end, with WDNR currently reviewing the data and recommendations for remediation. The City solicited public bids for the demolition of structures on the Lorman Properties. Although four contractors toured the site at the mandatory pre-bid meeting, only one bid was provided. The project must be complete by December 31, 2022 in order to comply with the deadline for grant funding.

### DISCUSSION

The project bid was formatted as a base bid with a number of alternates. Staff will recommend that the base bid be awarded this evening, including the work necessary to remove all vertical structures on the site (buildings, dead trees, fences etc.). The alternate items will be used to activate work on other aspects of the site associated with the soil remediation or additional horizontal pavement removal if desired. In particular, items MA-A through MA-F would be awarded pending additional resolution and understanding of the site remediation approach.

The remediation aspects of the project, shown as Alternate Items MA-G through MA-Y, may also be re-bid as a standalone project once specific elements are clear with WDNR.

### FINANCIAL ANALYSIS

The results of the bid are attached. Edgerton Contractors was the sole bidder and are qualified and responsible. The grant award was for roughly \$1.44 million, broken down for budgeting among three categories, as shown in table 1:

**TABLE 1: Estimated CDBG Close Grant Budget**

|                                    |                        |
|------------------------------------|------------------------|
| Property Purchase                  | \$ 278,997.00          |
| Site Investigation and Remediation | \$ 550,000.00          |
| Site Demolition                    | \$ 612,753.00          |
| <b>TOTAL</b>                       | <b>\$ 1,441,750.00</b> |

Each budget category shares a number of expenses. The site demolition category includes costs for structure inspections, asbestos abatement, bid document preparation, and of course the bid included here for site demolition, the largest expense. Additional demo items MA-A through MA-F, total \$78,290 and as noted above may be “activated” pending further understanding of site remediation direction.

The budget for site demolition above, removing costs for items MA-A thru MA-F, this site demo base bid, and additional, minor, costs for inspection and management will remain under the \$612,753 noted.

Authorization for activating site remediation alternates MA-G through MA-Y or contracting with a separate vendor should the project team decide to do so will come before Council for approval.

**RECOMMENDATION**

Staff recommends that the City Council approve the award of the Lorman Demotion project base contract with Edgerton Contractors for \$458,000; and that the Council authorize staff to activate additional demolition-related bid alternates MA-A through MA-F, provided that the total remains under \$612,753.

**ATTACHMENT**

Edgerton Contractors Bid

### COST COMPARISON OF BIDDERS

**OWNER:** City of Fort Atkinson  
2022 Former Lorman  
Scrapyard  
Demolition and  
**PROJECT:** Remediation  
**BID OPENING DATE:** September 29, 2022

| BASE BID   |                                |      |      | Edgerton Contractors, Inc. |                     |
|--|--------------------------------|------|------|----------------------------|---------------------|
| ITEM #   | ITEM DESCRIPTION               | UNIT | QTY. | UNIT \$                    | TOTAL               |
| 1  | Mobilization and Site Controls | LS   | 1    | \$107,000.00               | \$107,000.00        |
| 2  | Miscellaneous Removals         | LS   | 1    | \$34,000.00                | \$34,000.00         |
| 3  | Structure Demolitions          | LS   | 1    | \$317,000.00               | \$317,000.00        |
| <b>TOTAL OF ALL ESTIMATED PRICES (ITEMS 1 - 3)</b> |                                |      |      |                            | <b>\$458,000.00</b> |

| MANDATORY ALTERNATES   |   |      |        |            |                     |
|--|---|------|--------|------------|---------------------|
| ITEM #   | ITEM DESCRIPTION  | UNIT | QTY.   | UNIT \$    | TOTAL               |
| MA-A   | Remove and Crush Horizontal Reinforced Concrete Roads   | SY   | 3,200  | \$8.20     | \$26,240.00         |
| MA-B   | Remove and Crush Horizontal Reinforced Concrete Bunkers   | SY   | 3,100  | \$8.30     | \$25,730.00         |
| MA-C   | Remove and Crush Horizontal Asphalt Pavements   | SY   | 3,700  | \$3.60     | \$13,320.00         |
| MA-D   | Remove Horizontal Steel Bunker  | EA   | 1      | \$1,500.00 | \$1,500.00          |
| MA-E   | Temporarily Seal Existing Storm Sewer Inlets  | LS   | 1      | \$9,500.00 | \$9,500.00          |
| MA-F   | Lorman Parcel – Remove Rail Siding  | LS   | 1      | \$2,000.00 | \$2,000.00          |
| MA-G   | 6-Inch Topsoil, Seed, Fertilizer and Erosion Matting (CL 1, TY A)   | SY   | 28,600 | \$8.30     | \$237,380.00        |
| MA-H   | Soil Stabilization EnviroBlend Material - Up to 6 Ton   | TON  | 6      | \$1,260.00 | \$7,560.00          |
| MA-I   | Soil Stabilization EnviroBlend Material - Up to 30 Ton  | TON  | 30     | \$1,095.00 | \$32,850.00         |
| MA-J   | Soil Stabilization EnviroBlend Material - Over 60 Ton   | TON  | 60     | \$1,005.00 | \$60,300.00         |
| MA-K   | Soil Stabilization - Up to 1,000 Ton  | TON  | 1,000  | \$14.00    | \$14,000.00         |
| MA-L   | Soil Stabilization - Up to 2,000 Ton  | TON  | 2,000  | \$11.50    | \$23,000.00         |
| MA-M   | Soil Stabilization - Over 2,000 Ton   | TON  | 2,000  | \$11.50    | \$23,000.00         |
| MA-N   | Excavating and Hauling of Contaminated Soil - Up to 1,000 Ton   | TON  | 1,000  | \$13.75    | \$13,750.00         |
| MA-O   | Excavating and Hauling of Contaminated Soil - Up to 2,000 Ton   | TON  | 2,000  | \$13.75    | \$27,500.00         |
| MA-P   | Excavating and Hauling of Contaminated Soil - Over 2,000 Ton  | TON  | 2,000  | \$14.25    | \$28,500.00         |
| MA-Q   | Excavating and Hauling of Contaminated Soil - Up to 1,000 Ton<br>(Includes Soil Sampling Assistance and Delayed Backfill) | TON  | 1,000  | \$16.75    | \$16,750.00         |
| MA-R   | Excavating and Hauling of Contaminated Soil - Up to 2,000 Ton<br>(Includes Soil Sampling Assistance and Delayed Backfill) | TON  | 2,000  | \$18.50    | \$37,000.00         |
| MA-S   | Excavating and Hauling of Contaminated Soil - Over 2,000 Ton<br>(Includes Soil Sampling Assistance and Delayed Backfill)  | TON  | 2,000  | \$29.75    | \$59,500.00         |
| MA-T   | Haul and Place Clean General Fill - Up to 1,000 Ton   | TON  | 1,000  | \$8.50     | \$8,500.00          |
| MA-U   | Haul and Place Clean General Fill - Up to 2,000 Ton   | TON  | 2,000  | \$8.00     | \$16,000.00         |
| MA-V   | Haul and Place Clean General Fill - Over 2,000 Ton  | TON  | 2,000  | \$8.00     | \$16,000.00         |
| MA-W   | 6-Inch Direct Contact Barrier - Up to 2,000 SY  | SY   | 2,000  | \$2.00     | \$4,000.00          |
| MA-X   | 6-Inch Direct Contact Barrier - Up to 10,000 SY   | SY   | 10,000 | \$1.75     | \$17,500.00         |
| MA-Y   | 6-Inch Direct Contact Barrier - Up to 20,000 SY   | SY   | 20,000 | \$1.75     | \$35,000.00         |
| <b>TOTAL OF ALL ESTIMATED PRICES (ITEMS MA-A THROUGH MA-Y)</b> |   |      |        |            | <b>\$756,380.00</b> |